Petitioner

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the monconforming use of the subject property for commercial purposes, as more particularly described in Petitioner Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition was Kimberly Piper, with the Baltimore County Economic Development Commission. There were no Protestants.

Testimony indicated that the subject property consists of 7,250 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling unit. facing Dorsey Avenue, a garage, and a separate commercial building facing Taylor Avenue, which is the subject of this Petition. Mr. Stoecker testified he purchased the property in January 1989 and has made considerable improvements to the site. He is desirous of establishing the nonconform-, ing use of the commercial building known as 6 Taylor Avenue. To support his claim, Mr. Stoecker introduced the affidavit of Norman Neimiller, grandson of Mr. & Mrs. Neimiller the previous owners of the subject property from 1934 to approximately 1957. The younger Neimiller indicated that the property was used by his grandparents initially as a grocery story and thereafter as a barber shop. Also supporting Petitioner's claim was Petitioner's Exhibit 3 which is a statement from Ann Ward Tarkinson indicating her parents owned the subject property from 1957 to the death of her father

change from the prior legal use. In order to decide whether or not the

current activity is within the scope of the non-conforming use, the Zoning

these loss reflect the nature and purpose of the origi-

ner of utilizing the original non-conforming use or

does it constitute a use different in character, na-

or extension" of the original non-conforming use."

"(a) To what extent does the current use of

(b) Is the current use merely a different man-

(c) Does the current use have a substantially

(d) Is the current use a "drastic enlargement

public hearing on this Petition held, and for the reasons given above, the

Baltimore County this Aday of September, 1989 that the Petition for

Special Hearing to approve the nonconforming use of the subject property

for commercial purposes, in accordance with Petitioner's Exhibit 1, be and

is hereby GRANTED, subject, however, to the following restrictions which

1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as

the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its

2) The relief granted herein is limited to the nonof forming use of the building known as 6 Taylor Ave-

relief requested in the Petition for Special Hearing should be granted.

Pursuant to the advertisement, posting of the property, and

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

Commissioner should consider the following factors:

different effect upon the neighborhood;

McKemy v. Baltimore County, Md., Supra.

) are conditions precedent to the relief granted:

original condition.

nue (and/or 6 North Taylor Avenue).

nal non-conforming use;

ture, and kind;

in 1982. Ms. Tarkinson further states that her father used the property as a barber shop and that after his demise, the property was rented to an

In further support of his request, Mr. Stoecker submitted numerous affidavils from residents of the area who verified the use of the commercial building for commercial purposes was continuous and without interruption. One such example was the affidavit from Louise and Mary Hill whose statement indicated at they have owned and resided on the property known as 500 Dorsey Avenue for 48 years. Their statement verified that since approximately 1934/35 the rear building known as 6 Taylor Avenue has been commercially used continuously and without interruption. Additionally, many of the statements received by residents in the area were in support of Mr. Stoecker's request due to his efforts to improve and renovate the previously delapidated condition of the property.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

The Commissioners were first authorized to adopt comprehensive planning and zoning regulations in 1939 (Laws of Maryland, 1939, ch. 715). At the next biennial session of the General Assembly, this authorization was repealed, and a new authorization was enacte (Laws of Md., 1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Pwr. Co., 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

3) The commercial use granted herein is limited to office and retail uses.

( M Neothowig ANN M. NASTAROWICZ

Deputy Zoning Commissioner for Baltimore County

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The

statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonce forming use shall terminate, provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955. The issue of nonconforming uses are dealt with

in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel or land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. (B.C.Z.R., 1955; Bill No. 18, 1976)"

On August 4, 1980, the current language found in Section 104.2 was added to the B.C.Z.R. by Bill No. 167-80. This regulation placed an exception upon the general nonconforming rule for Special Exception office buildings. Said provision is inapplicable in this instance and will not be addressed herein.

As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior to January 2, 1945, the exfective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A2d. 96 (1978).

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual

Baltimore County Zoning Commission Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines
Zoning Commissioner

September 7, 1989

Dennis F. Rasmussen
County Executive

Mr. Mark W. Stoecker 6 Taylor Avenue Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING SW/Corner Taylor and Dorsey Avenues 15th Election District - 5th Councilmanic District (6 Taylor Avenue) Mark William Stoecker - Petitioner Case No. 90-4-SPH

Dear Mr. Stoecker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours, G MN-kowie ANN M. NASTAROWICZ

Deputy Zoning Commissioner for Baltimore County

AMN:bjs

cc: Ms. Kimberly Piper Economic Development Commission

People's Counsel

Jan 449.

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_

The NON-CONFORMING Commercial USE of The building at 6 Taylor Ave

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Mark William Stoechers	4
(Type or Print Name)	Mark William Stockers	
Signature	Signature QATE	7.2 1
Address	(Type of Print Paper)	A.
City and State	Signature	
Attorney for Petitioner:	6 Taylor Ave 391-2756 Phone No.	
(Type or Print Name)	Balt Maryland 2122 City and State	
Signature	Name, address and phone number of legal owner, con-	
Address	Mark William Treester	?
City and State  Attorney's Telephone No.:	Name  202 WOODWARD DR 391-2:  Phone No.	75

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning v in Room 106, County Office Building in Towson, Estimore

43 15 R



ZONING DESCRIPTION

Non-Conforming Use

Beginning at the southwesterly corner of the intersection of Taylor Amenue, 50 feet wide, and Dorsey Avenue, 50 feet wide,

- thence running with and binding on Taylo Avenue, 1) South 21 degrees 10 minutes 30 seconds East 145 feet to the North side of a 10 foot alley, thence running with and
- binding on said alley; 2) South 68 degrees 49 minutes 30 seconds West 50 feet, thence 3) North 21 degrees 10 minutes 30 seconds West 145 feet, to the south side of Dorsey Avenue, thence running with and binding
- on Dorsey Avenue; 4) North 68 degrees 49 minutes 30 seconds East 50 feet to the point of beginning.
- Being Lot 17, Block "I", Section "A" in the Subdivision of "Essex" recorded in Plat Pook W.P.C. No. 3 folio 15.
- Also known as 421 Dorsey Avenue and 6 Taylor Avenue in the
- 15th Election District. Containing 7,250 square feet or 0.1664 acres of land, more



120 Cockeysville Road / Suite 105 / Hunt Valley, Maryland 21031 / (301) 785-2300

Zoning Commissioner Office of Planning & Zoning 494-3353 J. Robert Haines Zoring Commissioner

or less.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
The Zoning Commissioner of Baltimore County will hold a public hearing on the property
and Regulations of Baltimore County will hold a public hearing on the property
and Regulations of Baltimore County Office Building, located at 111
identified herein in Room 106 of the County Office Building, located at 111
W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing CASE NUMBER: 90-4-SPH SM corner of Taylor and Dorsey Avenue 5 Taylor Avenue 15th Election District - 5th Councilmanic Patitioner(s): Mark William Stoecker
Petitioner(s): Mark William Stoecker
HEARING SCHEDULED: THURSDAY, JULY 20, 1989 at 9:30 a.m. Special Hearings To approve the nonconforming use of the building at 6 Taylor Avenue.

In the event that this Petition is granted, a building permit may be issued

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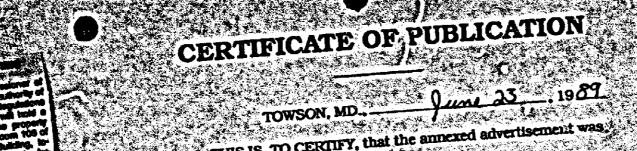
In the event that this permit may be in the issued

In the event that this permit may be in the issued

In the event that this permit may be in the issued

In the event that this permit may be in the issued P. S. of Haines

Zoning Commissioner of Baltimore County



THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_successive, 

THE JEFFERSONIAN,

S. Zehe. Ollins

ρο 13585 H30973 120 ,90-4-SPH price \$ 37.43

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Mark W. Stoecker Petitioner's

Chairman, Zoning Plans

July 11, 1989

Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. 1204 Wr. Mark W. Stoecker

202 Woodward Avenue Baltimore, MD 21221 RE: Item No. 449, Case No. 90-4-SPH petition for Special Hear ng

JED: jw

State Roads Commissit Bureau of fare Prevention

Health Department Project Planning

& sudustrial

Zoning Administration

The Zoning Plans Advisory Committee has reviewed the plans The Months House referenced petition. The following submitted with the above referenced petition. submitted with the above referenced petition. The Ioilowing comments are not intended to indicate the appropriateness of comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development made aware of plans or problems with regard to the development

plans that may have a bearing on this case. Commissioner

planning may file a written report with the Zoning

planning may file a written report with the requested

with recommendations as to the suitability of the requested Enclosed are all comments submitted from the members of the Building Department Board of Education

Encrosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members your petition. It similar comments from the remaining members any are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN
COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE
ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

OAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Baltimore County
Department of Public Works Bureau of Traffic Engineering Bureau of Traine Engantee Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

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MAKE CHECKS PAYABLE TO THE ESSEX

DATES TO RUN

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Towson, Md. 21204 -4665

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TERMS: NET 30 DAYS, THEREAFTER & LATE CHARGE OF 2%

Office of Finance

Room 150 Court House

June 6, 1989



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines: The Bureau of Traffic Logineering has no comments for item numbers 249, 450, 451, 452, 453, 455, 456, 457, 458, and 459.

Very truly yours, Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lvw

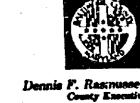
Office of Planning & Zoning Towson, Maryland 21204 301) 887-3353

l. Robert Haines

Moodward Drive

Limore, Maryland 21221 CASE NUMBER: 90-4-SPH SW corner of Taylor and Dorsey Avenue

6 Taylor Avenue 15th Election District - 5th Councilmanic Patitioner(s): Mark William Stoecker HEARING SCHEDULED: THURSDAY, JULY 20, 1989 at 9:30 ...



Inte: 6 27 89

FEE MUST BE PAID AND THE ZORING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE HALL NOT BE ISSUED. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DATE OF

make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) No. 068330 COUNTY, MARYLAND TINANCE - REVENUE DIVISION ere will be an additiona EOUS CASH RECEIPT P.01-615-000 AMOUNT \$ 86.06

RECEIVED M. Stoackar Posting & Advartising (90-4-SPH)

B B C15 \*\*\* \*\* \* 8606 \*\* 820 \*F

Baltimore County Fire Department Towson, Maryland 21204-2586 (301) 887-4500

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



RE: Property Owner: Mark William Stoecker

Location: SW corner of Taylor and Dorsey Avenue

Item No.: 449 Zoning Agenda: May 2, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Special Inspection Division



ZONING OFFICE

TO WHOM IT MAY CONCERN. I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY

AT 64 may land are But mg 11 2 / FOR APPROXIMATELY 60 YEARS. I/WE ARE AWARE THAT THE BUILDING AT N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES. FURTHERMORE, IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES.

I/WE ARE LOCATED \_\_\_\_\_\_\_ FROM T. FROM THE SUBJECT PROPERTY. esser 1134 e luar used for a growy store

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee PATE: June 12, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 448, 450, 452, 455, 456, 457, 459.

For items 451 and 453 the previous County Review Group comments are still valid.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

Comments are attached for item 458.

FROM: Robert W. Bowling, P.R.

RWB: B

RK: Zoning Advisory Committee Meeting for May 2, 1989

BALTIMORE COUNTY, MARYLAND ZONING COMMISSION, 📝 🔭 🛴 🦠 I am the new owner of the property at 421 Dorsey Avenue also known as DATE: July 19, 1989 TO: J. Robert Haines 6 Taylor Avenue. The property has a residential house facing Dorsey Avenue Zoning Commissioner FROM: Pat Keller, Deputy Director and a commercially used building facing Taylor Avenue. Through my efforts of digging up the history of this building, I have Office of Planning and Zoning found that the building facing Taylor Avenue was constructed in the SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS early nineteen-thirties by the owners at that time Mr. & Mrs. Neimiller. They opened up a grocery store in half of the building and rented out the other Case No. 90-4-SPH half. Thave signed letters from the grandson of the Neimillers and from an elderly woman in the neighborhood that this grocery store existed. Re: Mark William Stoecker While doing work to the building myself, I found newspapers used as insulation in the wells of the third and final addition to the building all dating 1938. The Petitioner requests a special hearing to establish the nonconforming use of the building at 6 Taylor Avenue. In reference to this request, The property was purchated from the Neimillers in 1957 by Mr. & Mrs. Ward. staff offers the following comments: Mr. Ward opened up a barber shop approximately one month after purchasing The specific use of the building should be identified on the site plan the property and had it open until his death in 1982. Since then the building has been continuosly used for commercial purposes. It has been rented out and in the Order. to an insurance agency, alocks mith, a financial planner, a printing company, a jewelry store and when I took over the property it was being used as a A:72089.txt Pg.1 grocery store. The property is in the revitalization district of Essex and has the backing of the Essex Development Corporation. I also have the support of the Economic Development Commission which has informed me that they will be submitting a report to you after my filing. PPP# 90-4-5PH 90-4-5PH TO WHOM IT MAY CONCERN. AT COME THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY FOR 4155 Fox Trace East Boynton Beach, FL 33436 March 6, 1989 APPROXIMATELY 10 YEARS. I/WE ARE AWARE THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES. FURTHERMORE.IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURFOSES.

I/WE ARE LOCATED | DIOIN FROM THE SUBJECT PROPERTY. Mark Stocker 202 Woodward Drive Baltimore, MD 21221 3-17-89 The property purchased by Mr. Stocker at one time was owned To whom it may concern: by my parents, walter A. and Alma G. Ward. The building standing on Taylor was occupied by my father, who was a barber, from approximately October, 1957 until his death.in 1982. After his death, the property was rented from my mother by an insurance agency, and to my knowledge has since been occupied by some kind of business establishment. ever since. Sincerely yours, Ann ward Tarkinson

315,89

AVE. DORSEY DR 5.5 TISTER 42 30 WIEL PLAT FOR SPECIAL HEADING 421 DOPSEY AVENUE 15 ELEC. DIST. BALTO. G., M.D. THE LOT IT . BLK 'I' , SEC. 'A'
"ESSEX" - P.B. WPC. BIS SITE DATA OWNER: MARK STOCKER Azimuth Consultants DEED PET 8130/461 COMM BLDG : 990 S.F. 120 Cockeysville Road Suits 105 Hunt Valley, MD 21031 PAKKING REQ. & PROP. : 3 SPACES LOT 17 - 7,250 EF /0.1664 Ac. PUBLIC UTILITIES EXISTING IN Scale:1"= 50 Date: 4/10/89 90-4-SPH TO WHOM IT MAY CONCERN, I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY AT 401 Dasy Ove apt A2 A4 CONTINUE TO BE USED FOR SUCH FURPOSES. FROM THE SUBJECT PROPERTY. I remmber when Kate Neimaller had a small Greacy Store to Taylor are about 1934-1935 Iban hunband built our house on margant an in 1926. I lived in Esses since 1928 Shortel Candy from Mus Kate and took my youngest boys to Words Barbar shop.

Peterhibit's

TO WHOM IT MAY CONCERN.  I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY FOR APPROXIMATELY 30 YEARS. I/WE ARE AWARE THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES.  FURTHERMORE, IT IS ACCEPTABLE TO MEXUS THAT THE PROPERTY SHALL  CONTINUE TO BE USED FOR SUCH PURPOSES.  I/WE ARE LOCATED 3 RLOEAS FROM THE SUBJECT PROPERTY.  THANK YOU.  THANK YOU.	ESSEX DEVELOPMENT CORPORATION 439 Eastern Bird. • Essex, Md. 21221 • 687-9080  90 - 4-5944  Mr. J. Robert Haines Zoning Commissioner Baltimore County Office of Planning and Zoning Courts Building 401 Bosley Avenue Towson, Maryland 21204	TO WHOM IT MAY CONCERN.  1/ME THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY  1/ME THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY  AT 43R, 440, 442 Feater Blv.  APPROXIMATELY IS YEARS I/ME ARE ANARE THAT THE BUILDING.  AT 6 N. TAYLOR: AVENUE TAS BEEN USED FOR COMMERCIAL PURPOSES.  FURTHERMORE, IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL  CONTINUE TO BE USED FOR SUCH FURPOSES.  1/WE ARE LOCATED FOR SUCH FURPOSES.  THANK YOU,  Mand 15, 1987  DATE	TO WHOM: IT MAY CONCERN,  I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY FOR  AT #/T Dancy for APPROXIMATELY // YEARS. I/WE ARE AWARE THAT THE BUILDING APPROXIMATELY // YEARS. I/WE ARE AWARE THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES.  FURTHERMORE, IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES.  I/WE ARE LOCATED Aliany FROM THE SUBJECT PROPERTY.  THANK YOU.  ### Manual Broadly  OATE
REMARKS:  S RESIDED L BLOCK AWAY AT 514 DORSKY AVE  FROM SALD PROPERTY FOR \$18 YRS, FROM 1845  To 195x	Dear Commissioner Haines,  This letter is in support of Mr. Mark Stoecker's petition for a commercial non-conforming use at 6 Taylor Avenue in Essex. The reasons for EDCO's support of his petition are as follows:  1) Prior to Mr. Stoecker's acquisition of the property, the building was seriously dilapidated. Mr. Stoecker has begun substantial renovation work and, when completed, the property will be greatly improved.	RETARKS:  I remember 6 N. Taylor Am las bean well  commercelly as long as I have been award my  Quelling, more than 15 years.  Pet History	REMARKS:  When Mask took over the property, it was in extreme disrepair. We have much to my delight done loctrome repairs to this bilding.  REMARKS:  REMARKS:  Reference of the property, it was in extreme disrepair. We have much to my delight done loctrome repairs to this bilding.  Reference of the property, it was in extreme disrepair. We have much to my delight done loctrome repairs.
7 e him 6  #449  90-4-5PH	DRO/bkh  Sincerely,  Daniel R. O'Donnell  Executive Director  PRO/bkh  PRO/bkh  #449  90-4-5PH	Petitioners	#U49 90-4-SPH FROM THE DESK OF Ruth Whitfield March 7,1989
O WHOM IT MAY CONCERN.  I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY FOR  AT CAR Dec.  YEARS. I/WE ARE AWARE THAT THE BUILDING APPROXIMATELY 3/YEARS. I/WE ARE AWARE THAT THE BUILDING APPROXIMATELY 3/YEARS. I/WE ARE AWARE THAT THE PROPERTY SHALL FURTHERMOZE, IT; IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES.  I/WE ARE COLATED Very Decr. FROM THE SUBJECT PROPERTY.  THANK YOU.	TO WHOM IT MAY CONCERN.  INE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY FOR  AT 600 Dersey are  APPROXIMATELY 48 YEARS I/WE ARE AWARE THAT THE BUILDING APPROXIMATELY 48 YEARS BEEN USED FOR COMMERCIAL FURPOSES.  AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL FURPOSES.  CONTINUE TO BE USED FOR SUCH PURPOSES.  CONTINUE TO BE USED FOR SUCH PURPOSES.  THANK YOU.  THANK YOU.	Baltimore County Economic Development Commission Office of Promotion & Tourism Courthouse Mezzanine Towson, Maryland 21204 (301) 832-8040 Fax: (301) 832-8017 Susan Seifried Director  Mr. J. Robert Haines, Zoning Commissioner Baltimore County Office of Planning and Zoning Courts Building 401 Washington Avenue Towson, Maryland 21204  Re: Variance Request - Case #90-4 - SPH	Mear Mr Stoecker,  My parents Mr. and  The Halter A. Ward. purchasel  121 Varsey line. Essey Mod.  In Sept. 1957.  The reason for the purchase  Apr to provide a barber  Ahop for dad, and to proble  extru income, by lenting  other portions of the building
FENARKS:  For the Inst I year Twas upset over the part the property of you was allowed to extrement to the point that Twas upset. Since the present own that started working on this property present owner has started working on this property has made great strides town and poturary is properly to respect to his frequent of the pull for his few ting expert.  Anti-pull for his few ting expert.  Anti-pull for his few ting expert.	REMARKS:  Remarks:  Remarks:  Religions of the second of t	The Economic Development Commission wishes to express support of Mr. Mark Stoecker's petition for a commercial non-conforming use at 6 Taylor Avenue in Essex.  The property is currently zoned DR 5.5 and is adjacent to properties zoned BL in a CCC District. This space has housed business uses, zoned BL in a CCC District insurance and other offices, since primarily a grocery, and secondarily insurance and other offices, since before 1935. Mr. Stoecker's proposal would not conflict with the traditionally accepted activity surrounding this site.  This property is part of the Essex Revitalization District and has been in deplorable condition for many years. Since Mr. Stoecker purchased the property, including a house and an additional 1000 square foot building, he has made substantial improvements to the site. He has foot building, he has made substantial improvements to the site. He hopes to lease the additional building as office or retail space.  The Economic Development Commission is very pleased with the investment Mr. Stoecker has made to enhance the appearance of the Essex Revitalization District. We strongly support his petition for a commercial non-conforming use.  Sincerely,	Dad Apened the Casher  Phop boon after transfer is  of title, and hentred to ather is  tennets within a month of  The date of purchase fruit fruit fruit m. White  CERTIFICATE OF POSTING  ZONING DEPARTMENT OF BALTIMORE COUNTY
	China The state of the state of	RAYMOND CARIGNAN Director  RDC:bb  CC: Councilman Norman W. Lauenstein	District. 1574  Doie of Posting 1/89  Posted for: Special Acording  Postitioner: Mark Wilhows Stocker  Location of property: Sw/ Cord; *Tay by + Dors oy  [ Joylov Are: or H21 Oprion Are  Location of Signs: For ing in basic thing of Dorsey & Toylov, sparous  [ N. Fr. 700 & Woy, On John for by of the form  Remarks:  Posted by Market Date of return: 6/30/89

WHOM IT MAY CONCERN.

I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY TO WHOM IT MAY CONCERN. AT 401 Draw Ove apt A2 A4 APPROXIMATELY 2Q YEARS. I/WE ARE AWARS THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES. FURTHERMORE, IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES. I/WE ARE LOCATED / LUCK FROM THE SUBJECT PROPERTY. 315,89 dremmber when Hate Nesimalber had a small Breary store Le Tiester Ore, whout 1934-1935 Iban his hand built our house on margant On. in 1926. I lived in Ease stree 1928 Thought Candy from Mess Hate.

and took my grounds boys to Woods Bentas stop. I/WE VERIFY THAT THE COMMERCIAL USE HAS BEEN CONTINUOS AND UNINTERUPTED OTHER THAN CHANGE OF TENANTS AND RENOVATIONS. VACANCY HAS BEEN NO MORE THAN ONE YEAR.

TO WHOM IT MAY CONCERN. I/WE) THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY APPROXIMATELY 48 YEARS, I/WE ARE AWARE THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES. FURTHERMORE, IT IS ACCEPTABLE TO ME/US) THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES. INE ARE LOCATED Approx. 100 if FROM THE SUBJECT PROPERTY. We have lived at 500 Doney are. for approx. 48 years and as for as we can remember, the building at 67. Taylor ave has always been Commercial. These was a greeny stork, a Barber Shop and several other small Businesses at The location at different times and we had a I/WE VERIFY THAT THE COMMERCIAL USE HAS BEEN UNINTERUPTED AND CONTINUOS OTHER THAN CHANGE IN TENANTS AND RENOVATIONS. VACANCY HAS BEEN NO MORE THAN ONE YEAR Louise & mary Hill

TO WHOM IT MAY CONCERN.

I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY AT 417 Darses Ares APPROXIMATELY YEARS. I/WE ARE AWARE THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES. FURTHERMORE, IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES. I/WE ARE LOCATED 2 lats (LUCY FROM THE SUBJECT PROPERTY.

When mark took over the property it was delight done extreme repairs to whis bilding.

I/WE VERIFY THAT THE COMMERCIAL USE HAS BEEN UNINTERUPTED OTHER THAN CHANGE OF TENANTS AND RENOVATIONS. VACANCY HAS BEEN NO MORE THAN ONE YEAR.

I/WE THE UNDERSIGNED HAVE OWNED/RESIDED AT THE PROPERTY AT SILO DODSEY AVE APPROXIMATELY 30 YEARS. I/WE ARE AWARE THAT THE BUILDING AT 6 N. TAYLOR AVENUE HAS BEEN USED FOR COMMERCIAL PURPOSES. FURTHERMORE, IT IS ACCEPTABLE TO ME/US THAT THE PROPERTY SHALL CONTINUE TO BE USED FOR SUCH PURPOSES. I/WE ARE LOCATED 3 RLOEKS FROM THE SUBJECT PROFERTY.

I RESIDED + BLOCK AWAY AT 514 DORSKY AVE FROM SAID PROPERTY FOR # 13 YRS. FROM 1845

THER THAN CHANGE OF TENANTS AND RENOVATIONS.

VACANCY HAS BEEN NO MORE THAN ONE YEAR.